



PUBLIC AUCTION

10:00 a.m. • Saturday, May 20, 2006

4 Bedroom, 3 Bath Rock Home on 20 Acres Plus Two Additional 10 Acre Tracts all Located West of Elk City, Oklahoma, Plus Personal Property!

Property & Sale Location: From the Intersection of Hwy. 6 & Hwy. 66 West of Elk City, Oklahoma go 5 miles West on Hwy 6 and 1/4 South.



Open House: Sunday, May 14 - 2:00-4:00 p.m.



TRACT #1 LEGAL DESCRIPTION: The South One-half of the Northwest Quarter of the Northwest Quarter (S/2 NW/4 NW/4) of Section 29, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 20 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 20 acre tract has a 4 bedroom, 3 bath Rock home with approximately 2,025 sq. ft. living area. The master bedroom has 3 closets, full bath with a whirlpool tub & shower. The kitchen has plenty of cabinet & counter space, dishwasher and eating bar. There is a upstairs bedroom that is 11' x 35', utility, office, living room with wood burning fireplace, one 3/4 bath has a 65" walk-in shower. The bathrooms, office and utility have ceramic tile with carpet throughout the rest of the home. This home has central heat and air, tilt-sash windows and is very well insulated. Also on this property there is a 70' x 80' horse barn which has nine stalls, 8 runs made with 2 3/8" Pipe and a stallion pen which is tall and strong. All stalls have turn-out feeders, there is a 10' x 10' tack room, 30' x 40' hay barn, 10' x 30' Vet Room with

counter space, cabinets, double stainless steel sink, water heater, ceramic tile flooring, AC window unit for cooling and a ventless gas heater. The breeding room has mare & foal stalls, concrete floors and additional room for storage. There is also a round pen that is concrete rimmed with 2 3/8 pipe construction and is filled with sand. This is an excellent set-up for the horseman or someone looking for a small acreage. Don't Miss This Sale!!

TRACT #2 LEGAL DESCRIPTION: The Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4 NW/4) of Section 29, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 10 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 10 acre tract has Hwy. 6 frontage and has Midland Bermuda grass.

TRACT #3 LEGAL DESCRIPTION: The Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE/4 NW/4 NW/4) of Section 29, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 10 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 10 acre tract has Hwy. 6 frontage and has Midland Bermuda grass.

REAL ESTATE TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2005 and prior taxes will be paid by seller, 2006 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

PICKUPS, TRACTOR, TRAILERS, FEEDERS & EQUIP.

- 1-1983 F-350 Ford Pickup, 280 DewEze, 4 spd. 460, Propane
- 1-1983 F150 Ford Pickup, 4x4, 4 spd., Propane
- 1-Massey Ferguson T020, PTO, 3 Pt.
- 1-Yanmar Tractor, 17 hp, Diesel, 3 pt.,PTO, 9 hrs., w/Sovema 5 ft Finish Mower
- 1-JD Wheat Drill, 16-8's
- 1-1986 Honda 4 Wheeler, Runs, Needs Battery & TLC
- 1-16' Utility Trailer, Bumper Pull, Good Floor, New Lights
- 1-Pickup Bed Trailer 1-3' x 5' Utility Trailer
- 1-Load Hog Trailer, Tilt-Bed
- 1-5' Brush Hog, 3 pt.
- 1-3 pt. Boom 1-5' Blade, 3 pt
- 1-6' Box Blade w/Rippers
- 1-Round Bale Buggy
- 5-Round Bale Horse Feeders
- 3-Metal Hanging Horse Feeders
- 1-Large Lot Rubber Feed Tubs
- 8-Water Tanks 1-Lot T-Post
- 1-Lot Barbed Wire & Horse Wire
- 1-ITE Breaker Box, 3 Phase, 400 Amp
- 1-25 KVA Generator, V-6 Engine
- 1-Cement Mixer

HORSE WALKER, DOG KENNELS & TACK

- 1-4 Horse Walker
- 2-Dog Kennels 6'x9' & 12'x20'

- 4-Saddle Racks
- 1-Lot Winter Blankets, Saddle Pads, Bridles, Halters, Lead Ropes
- 1-Martha Josey Barrel Saddle

SHOP EQUIPMENT & MISC.

- 20-Joints 2 3/8" Pipe, Various Lengths
- 1-Lot 5/8" Sucker Rod
- 1-Lot Square Tubing, 2", 3" & 4"
- 1-Lot C-Perlin, 3" & 4"
- 1-Campbell Hausfeld Pressure Washer, 1750 PSI, 2 GPM
- 1-Craftsman Shop Vac, 16 Gallon, 5.0 HP
- 1-Everstart Battery Charger
- 1-Cutting Torch w/Gauges
- 1-Poulan Chainsaw
- 1-Top & Bottom Roll-around Tool Boxes
- 2-Wheelbarrows 1-Gas Grill
- 1-Shop Fan on Stand
- 1-Lot Hot Fence Wire, Post, Insulators
- 1-Large Incubator
- 1-Lot Tools, Sockets, Wrenches, Screwdrivers, Ratchets
- 1-Solar Fence Charger
- 1-Lot Clamp-On Lamps
- 2-Tool Boxes 1-6" Bench Grinder
- 1-Lot Shovels, Rakes, Hoes
- Large Lot Nails, Assorted
- 1-Lot Salt Blocks 1-Lot Flex Conduit
- 2-Goodyear Work Horse Tires, 7.00-15LT
- 1-Lot Used Lariats
- 1-Motorcycle Helmet
- 1-Roll Phone Cable

- 2-Ricks Seasoned Wood
- 1-Lot Yard Ornaments
- 1-Barrel w/Pump
- 2-Shop Lights, 4', Fluorescent

APPLIANCES, FURNITURE & HOUSEHOLD

- 1-Estate Side by Side Refrigerator/Freezer, 21.9 cu. ft.
- 1-Kenmore Refrigerator/Freezer, 14.3 cu. ft.
- 1-Gibson Gas Cookstove
- 1-Sharp Carousel Microwave
- 1-Roper Washer, Heavy Duty, Large Cap.
- 1-Roper Elec. Dryer, Heavy Duty, Large Cap.
- 1-Whirlpool Upright Freezer
- 1-Sylvania 32" Color TV w/Remote
- 1-3 Cushion Pillowback Sofa, Dark Blue
- 1-La-z-Boy Rocker/Recliner, Dark Blue
- 1-Black Leather Glider Rocker w/ottoman
- 1-Queen Size Bed
- 1-Square Shadowbox Coffee Table
- 1-L-Shape Office Desk
- 1-Corner Computer Desk
- 1-Metal 2 Door Storage Cabinet
- 2-Two Drawer File Cabinets
- 8-Bar Stools 1-Meat Grinder
- 1-Lot Misc. Dinnerware, Drinkware
- 1-Lot Milkglass 1-Lot Pots Pans
- 1-Lot Kitchen Utensils, Flatware
- 1-Golf Cart Caddy
- 1-Lot Blankets, Sheets, Bedspreads
- 1-Trundle Bed
- 1-2 Drawer Credenza

There will be many other miscellaneous items too numerous to mention!
PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.

All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

OWNERS: BRIAN & KARI ROBERTSON

Grant's Auction & Realty

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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.